

069.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,190,700 / 1,190,700

APPRAISED:

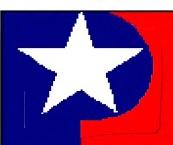
1,190,700 / 1,190,700

USE VALUE:

1,190,700 / 1,190,700

ASSESSED:

1,190,700 / 1,190,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		FAIRVIEW AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TRVALIK BRUCE G & MARY B	
Owner 2:	
Owner 3:	

Street 1: 45 FAIRVIEW AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Wood Shingle Exterior and 3012 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		

Census:		Exempt
Flood Haz:		

D		Topo
s		Street
t		Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9178		Sq. Ft.	Site		0	70.	0.76	12									486,741						486,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9178.000		685,200		18,800		486,700		1,190,700						43884	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/25/18	

**USER DEFINED**

Prior Id # 1:	43884
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/30/21	02:58:02
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
10/10/19	14:59:04
apro	
5906	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	685,200	18800	9,178.	486,700	1,190,700		Year end	12/23/2021
2021	101	FV	664,700	18800	9,178.	486,700	1,170,200		Year End Roll	12/10/2020
2020	101	FV	664,600	18800	9,178.	486,700	1,170,100	1,170,100	Year End Roll	12/18/2019
2019	101	FV	516,800	19100	9,178.	452,000	987,900	987,900	Year End Roll	1/3/2019
2018	101	FV	516,800	19100	9,178.	452,000	987,900	987,900	Year End Roll	12/20/2017
2017	101	FV	516,800	19100	9,178.	396,300	932,200	932,200	Year End Roll	1/3/2017
2016	101	FV	516,800	19100	9,178.	361,600	897,500	897,500	Year End	1/4/2016
2015	101	FV	481,100	19500	9,178.	319,900	820,500	820,500	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCHI BASIL--E	22859-502		1/26/1993		295,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/6/2008	446	Addition	186,426			G10	GR FY10	ADD 82SFT TO FOUND	10/25/2018	MEAS&NOTICE	BS	Barbara S
6/29/2004	792	Manual	29,630					rebuild garage /hi	4/7/2009	Meas/Inspect	163	PATRIOT
8/29/2002	731	Dormers	9,000	O		G4	GR FY04	DORMER-REMODEL 3RD	4/8/2005	Permit Visit	BR	B Rossignol
8/27/2002	732	Inter Fi	41,000	O		G4	GR FY04	REMODEL KIT/BATH/R	10/6/1999	Meas/Inspect	263	PATRIOT
8/18/2002	685	Re-Roof	12,000	C				REROOF/ 3 REPLACEM	11/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

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